



Office space opportunity in a modern complex near Route 138

- Well-located commercial strip property in Notre-Dame-de-Grâce, home to small professional offices and street-front services.
- Space of 1,700 sf on the ground floor offering a mix of closed offices and large open areas. The property benefits from an excellent location with access to major roads such as Décarie Highway and multiple bus lines leading to nearby metro station.
- The location also offers a strong mix of residential density and commercial complementarity, ideal for professional users seeking visibility and convenience.



1,700 square feet
on ground floor



Immediate availability



Easy access
to public transport

Get more information

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Office space for lease

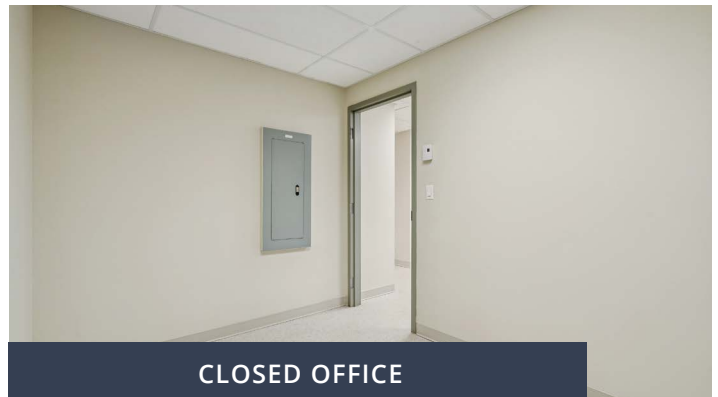
2545 Cavendish Boulevard, Suite 110A



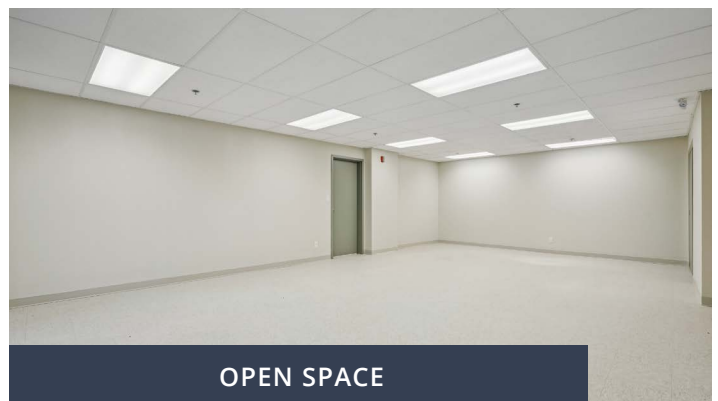
OFFICE RENDERING

Lease details

Building area	300,000 sf
Numbers of floors	10
Year built	1976
Total available area	1,700 sf
Suite	110 A
Floor	Ground floor
Asking rent	Contact broker
Additional rent	Included
Electricity	Included



CLOSED OFFICE



OPEN SPACE

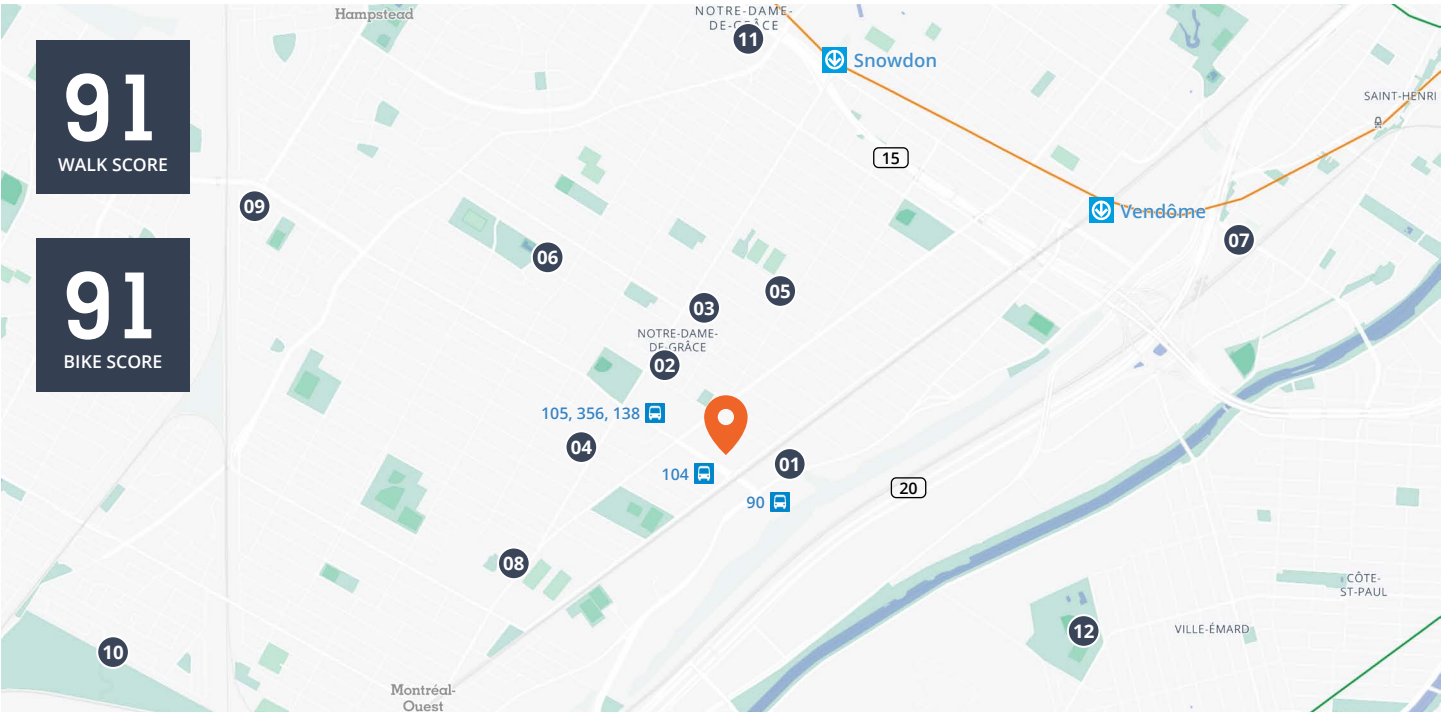
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Close to Vendôme metro station via 104 bus line



Several bus routes nearby on Cavendish (104, 138), Sherbrooke (105,356) and Saint-Jacques (90)



Near Highway 20 and 15 (Décarie)



22-minute drive from Montréal-Trudeau International Airport

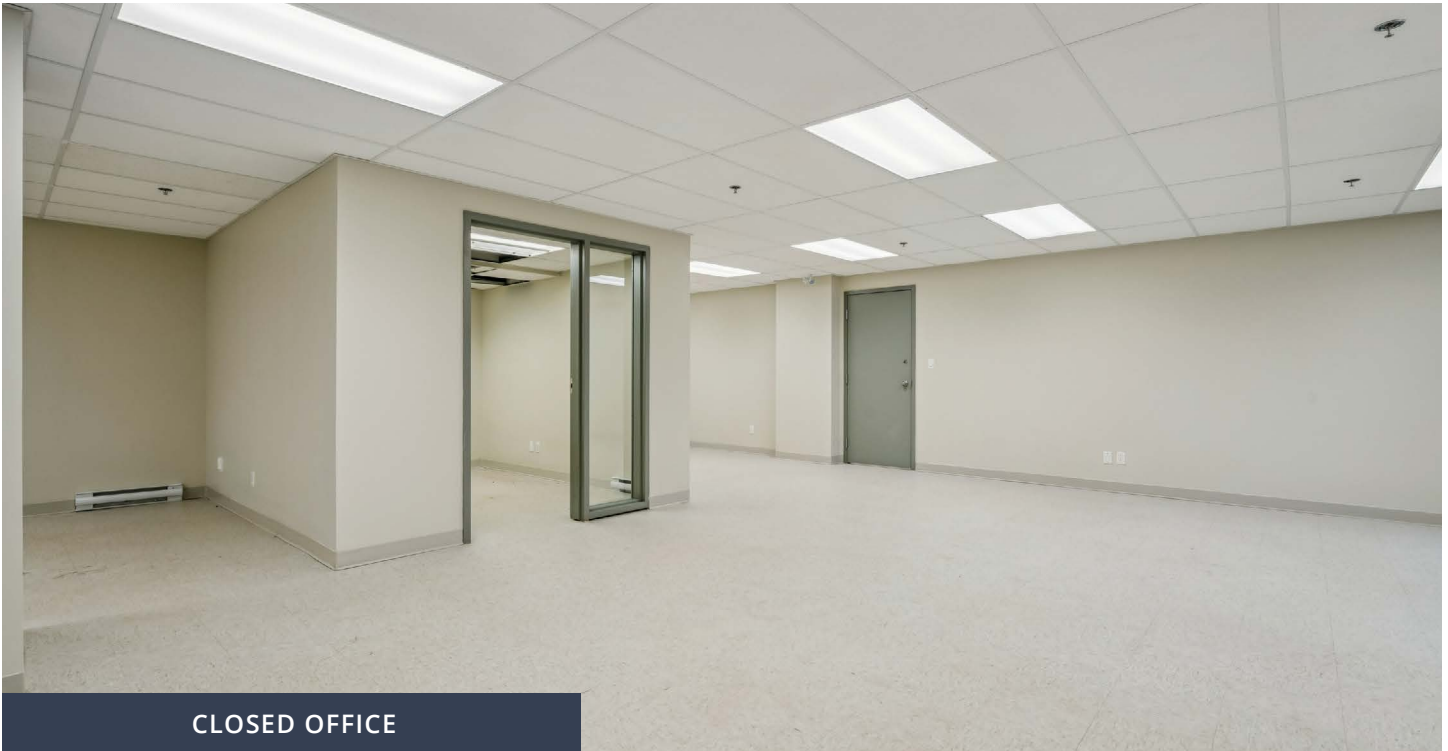


17-minute drive from Downtown Montréal Core

01	Hotel Railwaysparc Montreal
02	The Wheel Club
03	Provigo
04	Platforme 6610 Gym
05	Pharmaprix
06	Doug-Harvey Arena
07	McGill University Health Centre
08	Concordia University Loyola Campus
09	Mont-Sinaï Hospital
10	Meadowbrook Golf Club
11	Service Canada Centre
12	Ignace-Bourget Park

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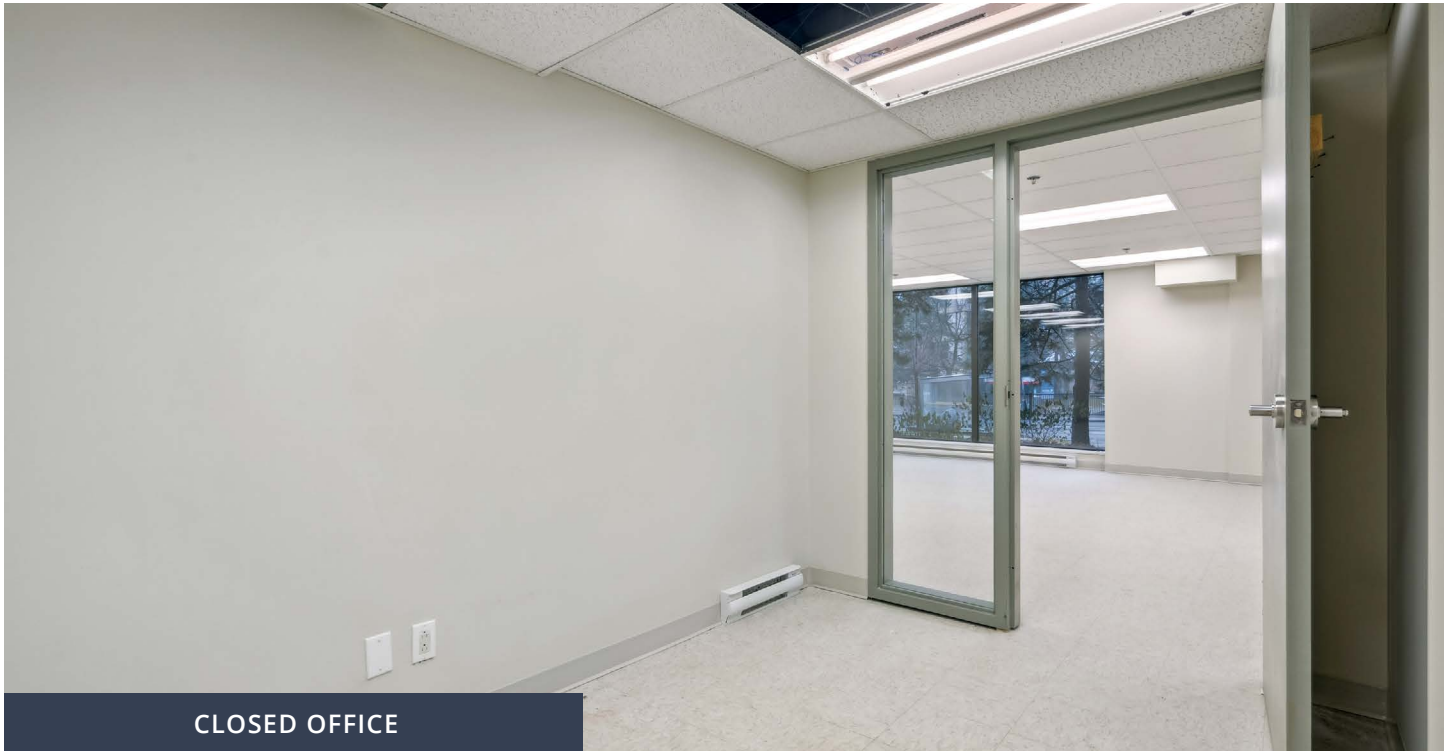
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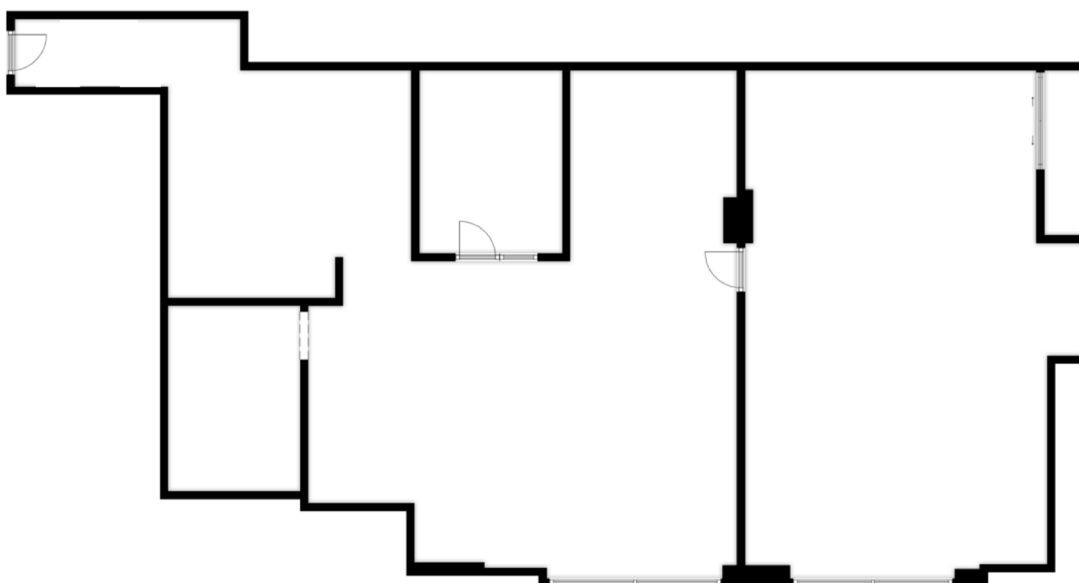
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SPACE PLAN



**Want to plan a tour?
Contact us for more information.**

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